

# Rutland Road, E11 2DY

Approx. Gross Internal Area = 165.2 sq m / 1778 sq ft

Shed = 8.6 sq m / 92 sq ft

Total = 173.8 sq m / 1870 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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## Rutland Road, Wanstead

Asking Price £1,400,000 Freehold

- Double fronted period home
- Rarely available
- Four generous receptions
- Potential to further extend (STPC)
- 0.3 Miles from Wanstead High Street
- Counties Estate in Central Wanstead
- Four double bedrooms
- Downstairs W.C
- Close to a fantastic array of highly regarded nurseries and schools
- 0.5 Miles to Snaresbrook Central Line Station



# Rutland Road, Wanstead

Petty Son & Prestwich are thrilled to offer to market this double fronted period home on the prestigious Counties Estate, offering four spacious receptions, four double bedrooms and potential to further extend (STPC).



Council Tax Band: F



Positioned at the beginning of Rutland Road in the Counties Estate Conservation area, this double fronted home is just one of a few built upon the road and rarely come available. An incredibly attractive and peaceful area but without compromise, as Snaresbrook and Wanstead Central Line Station are only a short distance away (0.5 and 0.6 Miles respectively) in addition to the centre of Wanstead's incredibly popular High Street, with its two large greens and mix of independent shops, café's, restaurants and bars (0.3 Miles). Schools are also plentiful, with some of the most popular Primaries and nurseries in the area all being within a short walk, including The Grove Montessori (0.3 Miles), Little Bears on The Green (0.6 Miles), Nightingale and Snaresbrook Primary (both 0.4 Miles) and Wanstead Church School (0.5 Miles) – all of which are either rated good or outstanding by Ofsted.

With a wide plot, deep frontage and ornate porch over the central entrance door the home immediately looks the part. Built as one of the earlier homers upon the road, the home's high ceilings and well proportioned rooms are enhanced by the crisp white walls and honey coloured wooden flooring that runs through the majority of the ground floor living space. The home has been re-designed with the two original reception rooms having been opened to the large rear extension which spans 22'8 in length and provides a cavernous, additional living area with large sliding doors that open onto the garden. A well-equipped kitchen is located just behind the rear extension, providing a semi-separate kitchen area without disrupting the open-plan flow of the ground floor living space. By taking advantage of the high ceilings the kitchen benefits from a great deal of storage, in addition to accommodating a large range cooker, fridge/freezer, double sink and dishwasher. There is also a large formal reception located to the front of the home, where you can escape for a bit of solitude or utilise equally well as a playroom or spacious home office. There is also a handy W.C with a small utility area to the ground floor.

Moving to the first floor there are four double bedrooms, the principal of which benefits from full height, wall-to-wall fitted wardrobes and a modern family bathroom. There is further potential to

extend the accommodation by way of a loft extension subject to the usual planning consents. To the rear there is an established garden with patio leading to central lawn surrounded by flower beds and rear storage shed. A side gate leads to a shared side access allowing for the easy removal of garden waste or easy storage of bikes.

EPC Rating: D67  
Council Tax Band: F

## FORMAL RECEPTION

16'3" x 10'6"

## LIVING ROOM

15'0" x 12'0"

## DINING ROOM

11'3" x 11'1"

## REAR RECEPTION ROOM

22'8" x 14'8"

## KITCHEN

10'1" x 9'5"

## BEDROOM ONE

15'4" x 12'8"

## BEDROOM TWO

11'5" x 11'2"

## BEDROOM THREE

11'8" x 10'6"

## BEDROOM FOUR

9'7" x 9'5"

## STORAGE SHED

11'10" x 7'10"